



City of Santa Barbara

ABR ORDINANCE (EXCERPT)

CHAPTER 22.68 ARCHITECTURAL BOARD OF REVIEW*

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22.68.010 Created - Purpose.

An Architectural Board of Review is hereby created and established for the City to promote the general public welfare of the City and to protect and preserve the natural and historical charm and beauty of the City and its aesthetic appeal and beauty. (Ord. 3757 §35, 1975; Ord. 3646 §1, 1974.)

22.68.020 Membership.

The Architectural Board of Review shall be composed of nine (9) members to be appointed as provided in the charter. At least two (2) members of such Board shall be licensed architects, practicing their profession in the City, at least two (2) members of such Board shall be licensed landscape architects, practicing their profession in the City, and at least three (3) other members shall possess professional qualifications in related fields, including, but not limited to, building design, structural engineering or industrial design. These members shall serve without compensation and shall hold office at the pleasure of the appointive power. (Ord. 5050, 1998; Ord. 3792 §1, 1975; Ord. 3646 §1, 1974.)

22.68.030 Officers - Quorum.

The members of the Architectural Board of Review shall elect from their own members a chairman and vice-chairman. The Community Development Director or his assistant or deputy shall act as secretary and record Board action and render written reports thereof for the Board as required by this Chapter. The Board shall adopt its own rules of procedure. Four (4) members shall constitute a quorum, one (1) of which shall be an architect. (Ord. 4701, 1991; Ord. 3792 §1, 1975; Ord. 3646 §1, 1974.)

22.68.040 Applicability.

A. BUILDING PERMITS - NONRESIDENTIAL, MULTIPLE RESIDENTIAL, TWO OR MORE STORY DUPLEX, TWO OR MORE DETACHED RESIDENTIAL UNITS AND MIXED USE. Except for properties located within El Pueblo Viejo Landmark District or another landmark district, and except for designated Landmarks, Structures of Merit, and properties on the City's Potential Historic Resources List [see Chapter 22.22], all applications for building permits to erect or alter the exterior of a non-residential, multiple residential, two or more story duplex or mixed use (residential and non-residential) building or structure, or which will result in two or more detached residential units on one lot, shall be referred to the Architectural Board of Review for review.

B. BUILDING PERMITS - SINGLE-RESIDENTIAL AND ONE-STORY DUPLEX UNITS, NEIGHBORHOOD PRESERVATION. Except for properties located within El Pueblo Viejo Landmark District or another landmark district, and except for designated Landmarks, Structures of Merit, and properties on the City's Potential Historic Resources List [see Chapter 22.22], applications for building permits to erect or alter the exterior of a single residential or one-story duplex building or structure shall be referred to the Architectural Board of Review for review if:

1. Any portion of the lot or lots is in a special design district described in Section 22.68.110; or
2. All new, and all additions to existing single-residential and one-story duplexes, garages, and accessory structures on the lot will result in a combined floor area in excess of four thousand (4,000) square feet or a floor area to lot area ratio of thirty-five percent (35%) or greater; or
3. All additions, demolition and replacement, remodel or reconstruction projects which will result in an increase in the combined floor area of all structures on the site of more than fifty percent (50%) above the combined floor area of all structures constructed pursuant to valid building permits, existing on the site as of July 1, 1992.
4. Notwithstanding any other provision of this Code, an accessory dwelling unit being constructed on an R 2 lot pursuant to the authority of Santa Barbara Municipal Code Section 28.18.075(E).

C. GRADING AND VEGETATION REMOVAL PERMITS. All applications for grading permits involving grading and all vegetation removal permits on a lot or lots located within a Special Design District described in Section 22.68.110, shall be referred to the Architectural Board of Review or the Historic Landmarks Commission for review, as applicable. In order to approve any grading or vegetation removal permit, the Architectural Board of Review or Historic Landmarks Commission must find, in addition to the findings in Section 22.68.060, that the proposed grading or vegetation removal permit:

1. Will result in no significant increase in siltation or decrease in water quality of streams, drainages or water storage facilities to which the property drains; and
2. Will result in no substantial loss of southern oak woodland habitat; and
3. Is in compliance with all applicable provisions of Chapter 22.10, Vegetation Removal, of this Code.

D. GRADING PLANS. All subdivision grading plans involving grading on a lot or lots located within a Special Design District described in Section 22.68.110, shall be referred to the Architectural Board of Review or the Historic Landmarks Commission for review, as applicable.

E. EXTERIOR COLOR. Any change of the exterior color of a non-residential building or a residential project with more than two residential units which is subject to the review of the Architectural Board of Review for another alteration, shall be referred to the Architectural Board of Review for review of exterior color.

F. OUTDOOR LIGHTING. Any change of, or addition to the outdoor lighting of any building or property subject to review by the Architectural Board of Review shall comply with Chapter 22.75 and with the Outdoor Lighting Design Guidelines.

G. HIGHWAY 101 IMPROVEMENTS. Improvements to Highway 101 or appurtenant highway structures which require a Coastal Development Permit pursuant to Municipal Code Section 28.45.009 and which are located within the Highway 101 Santa Barbara Coastal Parkway Special Design District as defined by Municipal Code Section 22.68.110 shall be referred to the Architectural Board of Review for review, except for improvements to those portions of Highway 101 and its appurtenant structures that are located within the El Pueblo Viejo Landmark District subject to review pursuant to SBMC §22.22.140(B).

H. SUBMITTAL REQUIREMENTS. Applications for review by the Architectural Board of Review shall be made in writing in such form as is approved by the Director of Community Development. Submittal requirements shall be established subject to approval by the Community Development Director. (Ord. 5333, 2004; Ord. 5271, 2003; Ord. 5035, 1997; Ord. 4995, 1996; Ord. 4940, 1996; Ord. 4878, 1994; Ord. 4849, 1994; Ord. 4768, 1992; Ord. 4725, 1991; Ord. 4701, 1991; Ord. 4076, 1980; Ord. 4040, 1980; Ord. 3835, 1976; Ord. 3646 §1, 1974.)

22.68.041 Temporary Applicability Standard for Tall and Large Construction.

Notwithstanding any other provision of this Code, any application for a building permit submitted after September 30, 2005, for any addition, demolition and replacement, remodel or reconstruction that will result in a single-family residential structure that: 1. is either two stories tall or has a maximum building height of more than seventeen (17) feet measured from natural grade, and 2. increases the combined floor area of all structures on the site by more than fifty percent (50%) above the combined floor area of all structures constructed pursuant to valid building permits existing on the site as of July 1, 1992, shall be referred to the Architectural Board of Review for review and approval according to Sections 22.68.050 through 22.68.100 of this Chapter. Any permit application referred to the Architectural Board of Review pursuant to this Section 22.68.041 shall not be subject to the exceptions specified in Section 22.68.045. (Ord. 5375, 2005.)

22.68.045 Exceptions.

A. ADMINISTRATIVE APPROVAL. Minor design alterations specified in the ABR Design Guidelines may be approved as a ministerial action by the Community Development Director or his/her representative without review by the Architectural Board of Review. The Community Development Director or his/her representative shall have the authority and discretion to refer any minor design alteration to the Architectural Board of Review if the alteration has the potential to have an adverse effect on the architectural integrity of the building, structure or surrounding property. Designated City Landmarks and Structures of Merit are not eligible for administrative approvals.

B. EXCEPTIONS TO REVIEW BY THE ARCHITECTURAL BOARD OF REVIEW IN THE HILLSIDE DESIGN DISTRICT. One-family and one-story two-family structures in the Hillside Design District will not be subject to review and approval by the Architectural Board of Review if:

1. The average slope of the building site and the entire property is less than twenty percent (20%); and
2. The project will involve no more than 250 cubic yards of grading beyond the footprint of the main building; and
3. The project will not exceed the criteria outlined in Paragraphs 22.68.040.B.2 and B.3 above. If the project does exceed the criteria pursuant to Paragraphs 22.68.040.B.2 and B.3, it may be eligible for an exception pursuant to Paragraph 22.68.045.C below.

C. EXCEPTIONS TO REVIEW BY THE ARCHITECTURAL BOARD OF REVIEW FOR PROJECTS NOT SUBJECT TO THE SPECIAL DESIGN DISTRICTS. A one-family or one-story two-family structure will not be subject to review and approval by the Architectural Board of Review if it is not subject to review due to its location within a Special Design District and:

1. The project does not exceed one story and a basement with a maximum building height of seventeen (17) feet measured from natural grade; or

2. The project results in a total combined floor area, including the existing and proposed dwelling, garage and accessory buildings, of two thousand five hundred (2500) square feet or less; or

3. The project meets the criteria in Subsection 22.68.040.B above, and meets all of the following criteria:

a. No approvals by the City Council, Planning Commission or Modification Hearing Officer will be needed in order to build the house or the addition.

b. The project will be designed in a single architectural style. In determining single architectural style, the following elements shall be taken into consideration: roof pitch and materials, window and door style and materials, window proportions and exterior colors and materials.

c. A minimum of seventy-five percent (75%) of the length of each exterior wall of the second story on a new house or a second story addition to an existing house will be set back a minimum of one and one-half times the required interior yard setback, not including uncovered decks or balconies, for all interior yards. Rear yards in the R-3 and R-4 zones are excluded.

d. The new house or the addition will not exceed 25 feet in height above natural grade at any point, exclusive of architectural elements such as chimneys, vents, antennae and towers that do not add floor area to the building. All portions of the roof are included in the building height.

e. No portion of the building will cantilever beyond the face of the structure below by more than four feet (4').

f. All new site retaining walls will either i) be less than forty-two inches (42") in height; or ii) will not exceed six feet (6') in height, will be faced with sandstone, fieldstone, slumpstone, adobe or similar natural-appearing materials and the total length of all retaining walls on the site, not including those that are part of buildings, will not exceed 150 feet.

g. There will be no more than 250 cubic yards of grading (cut and/or fill) outside the footprint of the building(s).

h. No specimen tree, skyline tree, designated Historic or Landmark tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade, will be removed.

D. REBUTTABLE PRESUMPTION. There is a rebuttable presumption that any grading, construction of retaining walls or removal of trees which occurs within two years prior to submittal of an application for a building permit or for review by the Architectural Board of Review to erect or alter a one-family or one-story two-family structure or related accessory structures was done in anticipation of such application and said activities will be included in determining whether or not the exceptions in Subsections 22.68.045.A and B above are applicable to the project. (Ord. 4892, 1994; Ord. 4768, 1992.)

22.68.050 Environmental Review.

Prior to being approved by the Architectural Board of Review, all applications for building, vegetation removal and grading permits and all subdivision grading plans covered by this Chapter shall first be processed through the environmental review procedure pursuant to the guidelines adopted by the City to implement the California Environmental Quality Act. (Ord. 4878, 1994; Ord. 4701, 1991; Ord. 3646 §1, 1974.)

22.68.060 Neighborhood Preservation Ordinance Findings.

The Architectural Board of Review shall find that all of the following criteria are met prior to approving any application subject to review because it satisfies the Neighborhood Preservation applicability standards of Chapter 22.68 Subsection 22.68.040.B or the property is located within the

Hillside Design District [see Subsection 22.68.110.A.2 of Chapter 22.68]. Findings are not required if the application satisfies an exception per Chapter 22.68 Subsection 22.68.045.B or C.

A. The public health, safety and welfare will be protected.

B. The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.

C. The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.

D. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.

E. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.

F. The development will preserve significant public scenic views of and from the hillside. (Ord. 4995, 1996; Ord. 4768, 1992; Ord. 4725, 1991.)

22.68.065 Architectural Board of Review Notice and Hearing.

A. PUBLIC HEARING. The Architectural Board of Review shall hold a public hearing prior to taking action on any project described in Paragraph B of this Section. Not less than ten calendar days before the date of the public hearing, the City shall cause notice of the right to appear and be heard; the date, time and place of the hearing; the location of the property; and the nature of the request to be sent by first class mail to the applicant and to the current record owner of any lot, or any portion of a lot, which is located not more than one hundred feet from the exterior boundaries of the lot which is the subject of the action. In addition to the required manners of notice specified above, the City may also require notice of the hearing in any other manner it deems necessary or desirable, including, but not limited to, posted notice on the project site. However, the failure of any person or entity to receive notice given pursuant to such additional noticing methods shall not constitute grounds for any court to invalidate the actions of the City for which the notice was given.

Whenever a project requires another land use action by the City Council, the Planning Commission or the Staff Hearing Officer, the mailed notice of hearing for the first concept hearing before the Architectural Board of Review shall satisfy the notice requirements of this Section or the notice requirements for the other land use action, whichever are greater. However, nothing in this Section shall require either: 1. notice of any hearing before the Architectural Board of Review to be published in a newspaper or 2. mailed notice of hearings before the Architectural Board of Review after the first concept review hearing, except as otherwise provided in the Architectural Board of Review Guidelines adopted by resolution of the City Council.

B. PROJECTS THAT REQUIRE PUBLIC HEARING. Projects which must be preceded by a public hearing prior to Architectural Board of Review action are:

1. New single residential units or one story duplex units,
2. Additions of over 500 square feet or a new story to a single residential unit or one story duplex unit,
3. New multi-unit residential buildings or two story duplex units,
4. Additions of over 500 square feet or changes resulting in an additional residential unit in a multi-unit residential building,

5. Small non-residential additions as defined in Chapter 28.87,
6. Projects involving substantial grading or exterior lighting, or

7. Projects that would not otherwise require mailed notice and that in the judgment of the Architectural Board of Review or the Community Development Director could result in a significant or substantial deprivation of private property rights of other landowners.

C. **PIECEMEAL PROJECTS REQUIRE HEARING.** All applications for grading permits, building permits, or any other permit for the same site, if submitted to the City within two years of any prior application date, are included in the calculations to determine whether a project meets the criteria in Subsection B of this Section. (Ord. 5380, 2005; Ord. 4995, 1996.)

22.68.070 Architectural Board of Review Referral to Planning Commission.

A. **PLANNING COMMISSION APPROVAL.** Applications for residential development covered by this Chapter shall be reviewed and approved, disapproved or conditionally approved by the Planning Commission, in accordance with any standards set forth by Council Resolution, prior to final Architectural Board of Review action on the application whenever:

1. The project requires the preparation of an environmental impact report ("EIR") pursuant to the California Environmental Quality Act; or
2. Any portion of the site is located within the Hillside Design District and the floor area of all existing and proposed structures exceeds a cumulative total of six thousand five hundred (6,500) square feet; or
3. Any portion of the site is located within the Hillside Design District and the amount of grading exceeds five hundred (500) cubic yards of grading (cut and/or fill) on the lot excluding grading necessary for the building foundation for the main buildings.

The Planning Commission shall find that the criteria set forth in Section 22.68.060 are met prior to approving any application reviewed under this Subsection.

B. **PLANNING COMMISSION COMMENTS.** When the Architectural Board of Review determines that a project is proposed for a site which is highly visible to the public, the Board may, prior to taking final action on the application, require presentation of the application to the Planning Commission solely for its comments to the Architectural Board of Review.

C. **PLANNING COMMISSION NOTICE AND HEARING.** The Planning Commission shall hold a public hearing prior to taking any action on a project subject to its review and approval or comments under this Section. Not less than ten calendar days before the date of the public hearing, the City shall cause notice of the right to appear and be heard; the date, time and place of the hearing; the location of the property; and the nature of the request to be sent by first class mail to the current record owner of any lot, or any portion of a lot, which is located not more than three hundred feet (300') from the exterior boundaries of the lot which is the subject of the action. In addition to the required manners of notice specified above, the City may also require notice of the hearing in any other manner it deems necessary or desirable, including, but not limited to, posted notice on the project site. However, the failure of any person or entity to receive notice given pursuant to such additional noticing methods shall not constitute grounds for any court to invalidate the actions of the City for which the notice was given. (Ord. 5380, 2005; Ord. 4995, 1996; Ord. 4849, 1994; Ord. 4768, 1992; Ord. 4725, 1991.)

22.68.080 Appeal to Council - Notice and Hearing.

A. **PROCEDURE FOR APPEAL.** Any action of the Board or the Planning Commission taken under this Chapter 22.68 may be appealed to the City Council by the applicant or any interested person pursuant to Chapter 1.30 of this Code. In deciding such an appeal, the City Council shall make those

findings required of the Board or the Commission with respect to a determination made pursuant to this Chapter.

B. NOTICE OF APPEAL. In addition to the procedures specified in Chapter 1.30, notice of the public hearing before the City Council on an appeal from a decision of the Architectural Board of Review or the Planning Commission made pursuant to this Chapter 22.68 shall be provided in the same manner as notice was provided for the hearing before the Architectural Board of Review or the Planning Commission.

C. FEE FOR APPEAL. At the time of filing an appeal, the appellant shall pay a fee in the amount established by resolution of the City Council. (Ord. 5380, 2005; Ord. 4995, 1996; Ord. 4701, 1991; Ord. 3944, 1978; Ord. 3646 §1, 1974.)

22.68.090 Fees.

No application required to be referred to the Architectural Board of Review shall be considered complete and no appeal of the Board's decision shall be considered complete unless accompanied by the application fee or appeal fee in the amount established by resolution of the City Council. (Ord. 3955 §6, 1978; Ord. 3646 §1, 1974.)

22.68.100 Issuance of Permits.

No building or grading permit, nor approval of a subdivision grading plan, the application for which is subject to the review of the Architectural Board of Review or the Historic Landmarks Commission pursuant to this Chapter, shall be issued without the approval of the Board or the Commission, or, on appeal, by the City Council. (Ord. 4849, 1994; Ord. 3646 §1, 1974.)

22.68.110 Special Design Districts.

A. DISTRICT IDENTIFICATION. The following are identified as Special Design Districts:

1. MISSION AREA SPECIAL DESIGN DISTRICT. All real property located within one thousand feet (1000') of Part II of El Pueblo Viejo Landmark District, as legally described in Section 22.22.100(b).

2. HILLSIDE DESIGN DISTRICT. All real property within the Hillside Design District as delineated on the maps labeled "Hillside Design District" which is part of this Code and is shown at the end of this Chapter. All notations, references, and other information shown on said map are incorporated herein and made a part hereof. The entirety of any annexation shall become a part of the Hillside Design District upon annexation.

3. HIGHWAY 101 SANTA BARBARA COASTAL PARKWAY SPECIAL DESIGN DISTRICT. All real property within the State owned or leased right-of-way of Highway 101 and all City owned or leased right-of-way which intersects Highway 101 within the S-D-3 Coastal Overlay Zone (SBMC Chapter 28.44).

4. LOWER RIVIERA SURVEY AREA - BUNGALOW DISTRICT. All real property within "Lower Riviera Survey Area – Bungalow District" as shown on the map labeled as such and appended to the end of this Chapter – hereinafter referred to as the "Bungalow District." (Ord. 5380, 2005; Ord. 5333, 2004; Ord. 4940, 1996; Ord. 4768, 1992; Ord. 4725, 1991; Ord. 3646 §1, 1974.)

22.68.115 Special Design District – Lower Riviera Survey Area (Bungalow District).

A. SPECIAL DESIGN DISTRICT AREA MAP – LOWER RIVIERA SURVEY AREA - BUNGALOW DISTRICT. All applications for a building permit for improvements on real property within the special R-3 zone design district known as the "Lower Riviera Survey Area - Bungalow

District” established pursuant to SBMC Section 22.68.110 shall be subject to the design review provision of this Section.

B. REVIEW OF BUILDING PERMIT APPLICATIONS. An application for a building permit to alter a structure located within the Bungalow District shall be referred to the Community Development Director for review to determine if the application constitutes a project to demolish the structure. For the purposes of this Section, a “demolition” shall be as defined in subparagraph (K) of Santa Barbara Municipal Code Section 22.22.020. Such a determination shall be made in writing within thirty (30) days of the date of the original application. If the Community Development Director determines that the application does constitute an application to demolish the structure, such application shall be referred to the City’s Architectural Board of Review for review by the Board in accordance with the requirements of this Section. If the Community Development Director determines that the application does not constitute a demolition under the terms of this Section, the building permit shall be issued upon compliance with the otherwise applicable requirements of this Code for appropriate and required design and development review.

C. REVIEW OF DEMOLITION APPLICATIONS BY THE ABR. An application referred to the Architectural Board of Review pursuant to Subsection B above shall be reviewed by the ABR in accordance with the hearing, noticing, and appeal procedures established in SBMC Sections 22.68.065 and 22.68.080. An application referred to the Architectural Board of Review pursuant to Subsection B above shall not be approved unless the Architectural Board of Review makes all of the following findings with respect to that application:

1. That the demolition will not result in the loss of a structure containing a primary feature or features of Bungalow or Arts and Crafts style residential architecture, which features are worthy of or appropriate for historical preservation;
2. That the demolition will not result in the loss of a structure which, although not eligible as a City Historic Resource, is a prime example of the Bungalow or Arts and Crafts style residential building appropriate for historical preservation;
3. That the demolition will not result in the loss of a structure which is prominent or which is a prime example of the Bungalow or Arts and Crafts style residential architecture for which this neighborhood is characterized or known.

D. ABR CONDITIONAL APPROVAL OF DEMOLITION WITHIN THE BUNGALOW DISTRICT. Notwithstanding the above-stated requirement for appropriate demolition findings, the ABR may approve a demolition application within the Bungalow District if the ABR conditions the demolition permit such that any proposed future development of the real property upon which the structure or structures are located must comply with express conditions of approval designed to preserve certain existing architectural features or buildings, as determined appropriate by the ABR.

Such conditions may provide that any future development of the property involved must either incorporate the existing structures, in whole or in part, into the new development, or it must preserve certain features or aspects of the existing structures or of the site such that these features are incorporated into any future development of the real property, either through the preservation of the building or feature or its replication in the new development, as may be determined appropriate by the ABR.

Such conditions of approval shall be prepared in written format acceptable to the Community Development Director and the City Attorney and shall be recorded in the official records of Santa Barbara County with respect to the involved real property such that these conditions shall be binding on all future owners of the real property as conditions imposed on any new development for a period of twenty (20) years after the conditional approval of the original demolition application and the completion of the demolition.

E. REVIEW OF NEW DEVELOPMENT WITH BUNGALOW DISTRICT BY ARCHITECTURAL BOARD OF REVIEW. Any application for a new structure or development within the Bungalow

District, in addition to whatever form of City design review may be necessitated by other provision of this Code, shall also be referred to the Architectural Board of Review for development plan review and approval in accordance with the public hearing, noticing and appeal requirements of SBMC Section 22.68.065 and 22.68.080, provided that the property owner/applicant may be required to submit those development plan materials deemed necessary for full and appropriate review by the ABR prior to the ABR hearing.

The ABR shall not approve a new development within the Bungalow District unless it makes both of the following findings:

1. Express conditions of approval have been imposed on the proposed development which appropriately incorporate the existing structures or architectural features or other aspects of these structures (or of the site involved) into the new development, or these structures, features or aspects will be appropriately replicated in the new development;
2. The proposed development will not substantially diminish the unique architectural style and character of the Bungalow District as a residential neighborhood of the City.

F. GUIDELINES FOR SPECIAL DESIGN DISTRICT. Within 180 days of the adoption of the ordinance approving the codification of this Section, the City Council, acting by resolution and after consultation with the ABR, the Historic Landmarks Commission (the "HLC"), and the Planning Commission, shall review and approve design and preservation guidelines intended for the purposes of defining and thereafter preserving the unique character and style of the Bungalow District neighborhood, which neighborhood guidelines shall thereafter provide direction and appropriate guidance to the ABR, the HLC, and the Planning Commission and City staff in connection with the review of applications filed pursuant to this Section. (Ord. 5333, 2004.)

22.68.120 Signs.

Application for sign permits shall be considered by the Architectural Board of Review only upon an appeal filed pursuant to Section 22.70.050.9 of this Code. (Ord. 4101, 1981; Ord. 3646 §1, 1974.)

22.68.130 Approval of Plans for Buildings, or Structures, on City Lands.

No building or structure shall be erected upon any land owned or leased by the City, or allowed to extend over or upon any street, or other public property, unless plans for the same and the location thereof shall first have been submitted to the Architectural Board of Review or the Historic Landmarks Commission, as applicable, for its approval. (Ord. 4849, 1994; Ord. 4701, 1991; Ord. 3646 §1, 1974.)

22.68.140 Disqualification of Members for Interest in Buildings.

Any member of the Architectural Board of Review who shall be employed to execute a building or structure of any kind requiring the approval of the Architectural Board of Review or who shall take part in competition for any such building or structure shall be disqualified from voting thereon, and in such instance the Architectural Board of Review may at its discretion invite an expert to advise with it thereon but not at the expense of the City. (Ord. 3646 §1, 1974.)

****Note: This is an excerpt of the ABR Ordinance. The Hillside and Lower Riviera Special Design District maps are not included in this handout. Please refer to the Zoning Ordinance for a copy of the maps.***